



**J&D** ESTATE AGENTS  
SALES | LETTINGS | MANAGEMENT



**14 Harding Road, Ormskirk, Merseyside L40 7UJ**

**£1,290 Per month**

Nestled in the charming village of Burscough, Ormskirk, this executive four-bedroom detached residence on Harding Road presents an exceptional opportunity for discerning buyers. Recently recarpeted and repainted throughout, the property exudes a fresh and inviting atmosphere, ready for you to make it your own.

Upon entering, you are greeted by two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. The fitted kitchen is well-equipped, complemented by a convenient utility room that adds to the practicality of the home. The family bathroom is thoughtfully designed, and the master bedroom benefits from an en-suite, providing a private sanctuary for relaxation. Additionally, a ground floor W.C. enhances the functionality of the living space.

The property boasts ample parking with space for up to three vehicles, including an integrated garage with front and rear access, along with a double driveway. This feature is particularly advantageous for families or those who enjoy hosting visitors.

Burscough is a sought-after location, known for its community spirit and local amenities, making it an ideal place for families and professionals alike. With its blend of modern comforts and traditional charm, this detached house is a rare find in a desirable area. Do not miss the chance to view this splendid home, where comfort and convenience meet in perfect harmony.

### Hallway

With stairs to 1st floor

### Front Lounge

### Rear Dining room

With sliding double glazed patio doors to rear garden.

### Fitted Kitchen

Range of matching wall and base units, radiator, double glazed window, oven with four ring gas hob, fridge/freezer

### Ground floor WC

With low level WC, wash hand basin, double glazed window, radiator.

### Utility room

Being plumbed for washing machine, rolled edged work surfaces, radiator, door to rear garden.

### Integral Garage

Part divided and housing combi boiler

### Landing

With door to storage cupboard, loft access.

### Front bedroom 1

With sliding mirrored wardrobes, radiator, double glazed window to front elevation, door to en-suite

### En-suite

With built in shower cubicle, low level W.C., wash hand basin.

### Rear Bedroom 2

With fitted sliding mirrored doors wardrobes, double glazed window, radiator

### Front bedroom 3

With fitted sliding mirrored wardrobes, radiator, double glazed window

### Rear Bedroom 4

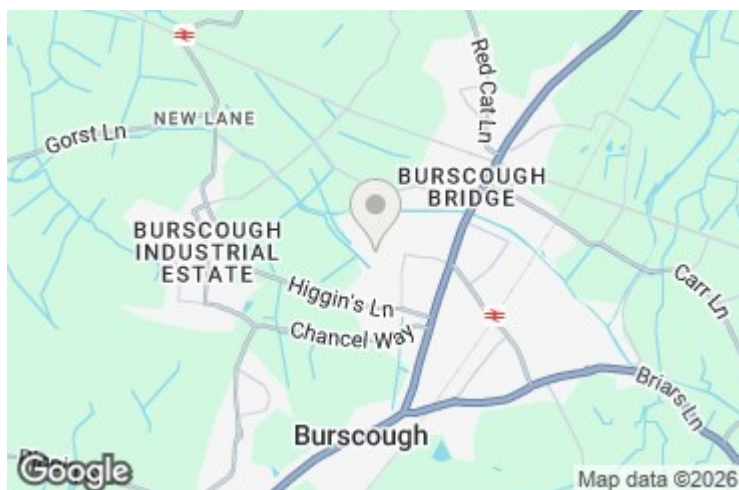
With fitted sliding mirrored wardrobes, radiator, double glazed window.

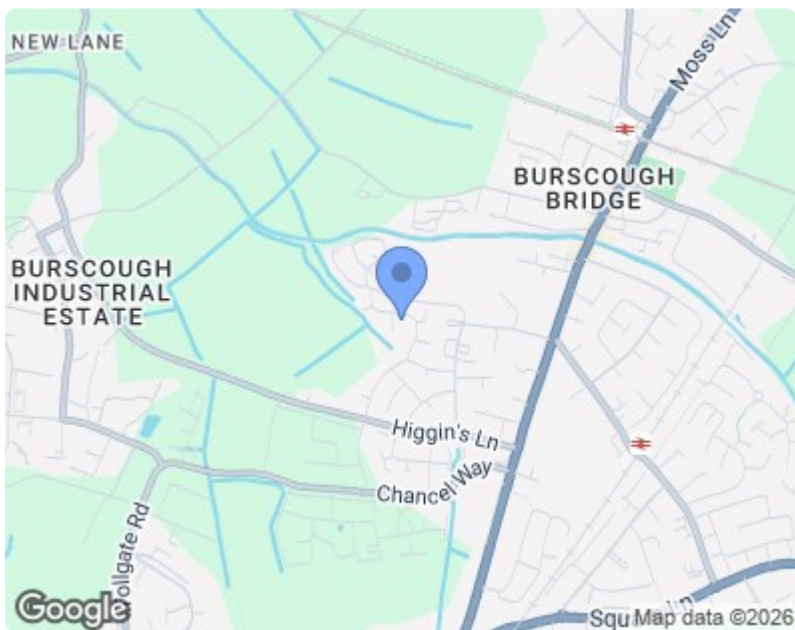
### Front garden

With driveway leading to garage, laid to lawn, planting borders.

### Rear Garden

Having the benefit of not being overlooked, fenced boundaries, lawned area, paved patio area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		